



राजपत्र, हिमाचल प्रदेश

(अनाधारण)

हिमाचल प्रदेश राज्यशासन द्वारा प्रकाशित

शिमला, शनिवार, 26 फरवरी, 1983/7 फाल्गुन, 1904

हिमाचल प्रदेश सरकार

लोक निर्माण विभाग

अधिसूचना

शिमला-171002, 21 फरवरी, 1983

संख्या पी० डब्ल्यू० (वी०)-15(1)/83.—हिमाचल प्रदेश टाउन एवं कण्ट्री प्लानिंग अधिनियम, 1977 (1977 का 12वां अधिनियम) की धारा 17 की उप-धारा (4) और (5) के अधीन उन में निहित शक्तियों और इस सम्बन्ध में उन्हें सशक्त करने वाली अन्य सभी शक्तियों का प्रयोग करते हुए, हिमाचल प्रदेश के राज्यपाल असाधारण राजपत्र, हिमाचल प्रदेश, दिनांक 31-3-1979 में इस विभाग की अधिमूचना संख्यांक 9-12/72-(पी० डब्ल्यू०) दिनांक 24 मार्च, 1979 द्वारा प्रकाशित शिमला प्लानिंग एरिया की इन्टरिम डिवेलपमेंट प्लान में, तुरन्त निम्नलिखित संशोधन करते हैं:—

AMENDMENTS

Amendments in Chapter X

1. The existing para 10.4.1.2 (r) of Chapter X of the Interim Development Plan for Shimla Planning Area (hereinafter called as the said Plan) of Chapter X shall be substituted

as under:—

“10.4.1.2. (v): No yard or plot existing at the time of coming into force of these Regulations shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or plots created after the effective date of these regulations shall meet at least the minimum requirements established by these Regulations. All the plots registered so far shall be treated as plots irrespective of their size subject to the condition that their owners make a provision to leave minimum 3.05 metres path abutting one side of the plot.”

2. The existing para 10.4.1.2. (x) of Chapter X of the said Plan shall be substituted as under:—

“10.4.1.2. (x): Construction by individuals shall be allowed in the redevelopment area on the same lines as prescribed for other areas of Shimla.”

3. The existing para 10.4.1.2. (xii) of Chapter X of the said Plan shall be substituted, namely:—

“10.4.1.2. (xii): *Number of storeys and set-backs from Vehicular pedestrian ways.*—If otherwise not specified under these Regulations, various set-backs and number of storeys for different types of roads (existing as well as proposed) in Shimla Planning Area shall be as given in the Table below from the edge of the road. (ROW):—

TABLE

| Sl. No. | Name/category of road | Hill Side | | Valley Side | |
|---------|---|-------------------------|-----------------------------|---|------------------------|
| | | Minimum set back metres | Maximum No. of storeys | Minimum set back metres | Maximum No. of storeys |
| 1 | 2 | 3 | 4 | 5 | 6 |
| 1. | The Mall Road starting from Boileau-gunj Police Station to Terreyne Post Office, Chhota Shimla except Bazar Area as per serial No. 2. | 7.5 | 5 | 7.5 | 5 |
| 2. | The Mall Road Bazar Area starting from Telegraph Office to Craigs Villa (near Rock-Sea Hotel). | 7.5 | 5 (With facade control). | Existing buildings line to be maintained. | 5 |
| 3. | Sanjauli Mall starting from Ridge to Sanjauli Chowk except Lakkar Bazar. | 7.5 | 5 | 7.5 | 5 |
| 4. | Lakkar Bazar starting from Ridge to Police Chowk. | 3 | 2 | 3 | 2 |
| 5. | Road from Chaura Maidan to Rashtrapati Bhawan Chowk via Ava Lodge. | 7.5 | 5 | 3 | 5 |
| 6. | Road from Rashtrapati Bhawan Chowk to Summer Hill. | 7.5 | 5 | 3 | 5 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|-----|---|-----|--|-----|--|
| 7. | Circular road i.e. Cart road starting from Victory Tunnel and passing through Bus Stand, Bemloi, Chhota Shimla, St. Bede's Chowk, Long Wood, Ice Skating Rink, Kaithu and joining again the Victory Tunnel. | 7.5 | 5 Except sinking zone as defined in para 10.6.1 of the I.D.P. | 7.5 | 5 Except sinking zone as defined in para 10.6.1 of the I.D.P. |
| 8. | Vehicular Road from Victory Tunnel to Tara Devi, Himachal Pradesh P.W.D. Workshop and Simla-Mandi Road within Planning Area except Boileaugunj Bazar and Jutogh Cantonment Area. | 7.5 | 5 | 7.5 | 5 |
| 9. | Vehicular Road from Sanjauli Chowk to junction of Tattapani road except Bazar area of Sanjauli and Dhalli. | 7.5 | 5 | 7.5 | 5 |
| 10. | Chhota Shimla Chowk to Junga Road junction except Chhota Shimla Bazar and Kasumpti Bazar. | 7.5 | 5 | 7.5 | 5 |
| 11. | Chhota Shimla Bazar starting from Chowk to Boundary Estate. | 3 | 5 | 3 | 5 |
| 12. | Kasumpti Bazar starting from Hari Villa to Jammu Castle Hill Temple. | 3 | 5 | 3 | 5 |
| 13. | Sanjauli Bazar | 3 | 5 | 3 | 5 |
| 14. | Dhalli Bazar | 3 | 5 | 3 | 5 |
| 15. | Proposed Southern Road starting from Burrier (Kalka-Shimla Road) to Pari Mahal via Tutikandi-Phagli-Khalini. | 7.5 | 5 | 7.5 | 5 |
| 16. | Proposed Northern Road starting from Jutogh to Bharari via Summer Hill-Annandale. | 7.5 | 5 | 7.5 | 5 |
| 17. | All other Vehicular roads proposed or existing. | 4.5 | 5 | 3 | 5 |
| 18. | All other pedestrian routes/jeepable routes except Jakhu complex. | 2 | 5 | 2 | 5 |
| 19. | Dhalli Tunnel to Dhalli Bazar | 7.5 | 5 | 7.5 | 5 |
| 20. | Boileaugunj Bazar | 3 | 5 | 2 | 5 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|-----|--|---|---|---|---|
| 21. | Jakhu complex for the area not covered by the above-mentioned Table, The following set back and heights shall be followed: | 2 | 3 | 2 | 3 |

Note:—Jakhu Complex—Area bounded by (i) Cart Road from St. Bede's to Sanjauli Chowk, (ii) Sanjauli Chowk to Ridge via Snowdon Hospital, (iii) Ridge, St. Bede's via U. S. Club, Forest Hill etc.

4. The existing clause (ii) of sub-para (d) of para 10.4.1.4 (A) of Chapter X of the said Plan shall be substituted as under :—

“(ii) The plot area as mentioned in clause (i) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of the Interim Development Plan. All the plots registered so far, shall be treated as plot irrespective of their size subject to the condition that their owners make a provision to leave minimum 3.05 metres path abutting one side of the plot.

5. The existing sub-para (f) of para 10.4.1.4 (A) of the said Plan shall be substituted as under:—

“(f) *Maximum No. of storeys.*—If otherwise, not specified under these building regulations, the maximum number of storeys shall not exceed five storeys except Jakhu area and sinking zone. In Jakhu areas construction upto three storeys shall be permitted whereas two storeys constructions with light weight material shall be allowed in the Sinking area. Further storeys in Sinking zone shall be permitted on the basis of a survey conducted by the State Geologist, which shall form a part of public document.

Note.—An attic or a basement in the residential building shall not amount to a storey.”

6. The existing sub-para (g) of para 10.4.1.4 (B) of the said Plan shall be substituted, namely :—

“(g) *Number of storeys.*—In new development, not more than five storeys construction shall be allowed in commercial centres. However, this is relaxable for the preparation of zonal plans keeping in view, the topographical constraints.

In the existing development, these restrictions shall not apply except when the building is fully re-erected and should conform to uniform building lying as given in table vide 10. 4. 1. 2. (xii).

In the case of central commercial area. development shall be governed by the provisions of the re-development schemes for the area.”

7. The existing sub-para (d) of para 10.4.1.4 (C) of Chapter X of the said Plan shall be substituted as under :—

“(d) *Number of storeys.*—Number of full storeys in this zone shall not normally exceed five. The Director may permit more number of storeys in special cases.”

8. At the end of the existing sub-para (a) of para 10.4.1.4. (E) of Chapter X of the said Plan, the following shall be inserted :—

“In large Estates, farm houses with maximum 75 square metres as plinth area with maximum number of 2 storeys shall be allowed.”

9. The existing para 10.6 of Chapter X of the said Plan shall be substituted as under :—

“Two storeys construction with light weight material shall be allowed in the sinking areas. Further storeys in sinking zone shall be permitted on the basis of a survey conducted by the State Geologist which shall form a part of public document.”

By order,
ATTAR SINGH,
Secretary.

Office of the Deputy Commissioner—Collector, Una District, Una,

Notice U/S 5 of the Indian Treasure Trove Act, 1878 (Act No. 6 of 1878) read with H.P. Amendment Act, 1972 (Act No. 16 of 1972)

Whereas while digging the land reported to be belonging to Smt. Rajeshwari Devi widow of Borkat Ram, resident of village Kuthera Rampur, Tehsil Amb, District Una and cultivated by one Shri Bhuroo Harijan of the same village, for laying down the water pipes on 16-10-81, 18 (Eighteen) silver bangles (Karas) valuing approximately 1500/- rupees (Out of which 4 taken in custody) were found underneath.

Now, therefore, all persons claiming the treasure or any part thereof are required to appear personally or through authorised agent before the undersigned at Una after four months and not later than six months after the publication of this notice failing which their right shall stand forfeited.

Issued under my hand and the seal of the office this 4th day of February, 1983.

Seal.

S. PADMANABHAN,
Collector, Una.

